

Westfield-Washington Advisory Plan Commission held a meeting on Tuesday, February 22, 2011 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Robert Smith, Dan Degnan, Cindy Spoljaric, Steve Hoover, Bob Horkay, Bill Sanders, and Danielle Tolan.

City Staff Present: Matthew Skelton, Director; Kevin Todd, Senior Planner; Andrew Murray, Planner; Brian Zaiger, City Attorney

Approval of the Minutes

Motion to approve minutes of February 7, 2011 as amended.

Motion: Horkay; Second: Hoover; Vote: Passed by Voice Vote

Todd reviewed the Advisory Plan Commission Rules of Procedure as well as Public Hearing Rules of Procedure.

ITEMS OF BUSINESS

Case No.	1101-PUD-03
Petitioner	City of Westfield
Description	Oak Ridge Road & Foundation Parkway; The City of Westfield requests an amendment to the Custom Commerce Park PUD, modifying certain development standards and permitted uses.

Skelton reviewed the proposed amendment, which is to permit the use of manufacturing of prefabricated parts for Automatic Pool Cover, and to accommodate a screened storage yard on the property. He further stated that there have been some storage yard landscaping and screening standards added to the PUD amendment.

Sanders expressed surprise that the property does not front on Foundation Parkway and has access from Oak Ridge Road. He stated that this defeats the purpose of having an industrial subdivision, because the truck traffic will come from Oak Ridge and not from within the business park. He also expressed concern with the proposed deceleration lane's proximity to the trail.

Skelton responded that the northern portion of Foundation Parkway no longer exists. He further stated that the safety issues regarding the trail and the deceleration lane on Oak Ridge Road are being reviewed and addressed.

Motion to send 1101-PUD-03 to the Westfield City Council with a favorable recommendation.

Motion: Horkay; Second: Degnan; Vote: 7-0

Case No. 0608-REZ-06
Petitioner Estridge Development Company
Description Walnut Ridge Commitments Amendment; Petitioner requests a change to the written commitments associated with the rezoning of property, as approved by Ordinance 06-50.

Murray reviewed the history of the petition and reviewed the modifications made by the petitioner since the public hearing. The modifications include: new landscaping requirements; a minimum requirement that all sides of a primary structure to have a masonry water table; and a requirement that no more than twenty (20) percent of the total number of homes in the subdivision may be a single-story home.

Spoljaric discussed the brick water table commitment versus the brick wrap option.

Hoover stated that Item 14 in Section J should not include a brick water table as an option, because it is required elsewhere.

Sanders referred to Section J, Item 5 and asked if the term “dormers” included false dormers.

Weber responded that it could include a dormers.

Sanders suggested that that item be clarified.

Sanders asked why shutters or window trim is confined to operating windows, under Section J, Item 10.

Webber responded that this addresses architectural style, stating that you would not put shutters on a big picture window.

Motion to send the proposed amendments to the Walnut Ridge commitments to the Westfield City Council with a favorable recommendation.

Hoover reviewed the changes to the commitments, which are to remove brick water table from Section J, Item 14 and to clarify that false dormers are allowed in Section J, Item 5

Motion: Horkay; Second: Tolan; Vote: 7-0

Case No. 1102-ZOA-02
Petitioner City of Westfield
Description Zoning Ordinance Amendment; Petitioner is requesting amendments to sections WC 16.04.010, Y4b (Preexisting Nonconforming Lots, Structures, and Uses); WC 16.04.150, F (Nonconforming Use Specifications); WC 16.04.030 (Residential Districts); WC 16.04.040 (Multifamily Districts); WC 16.04.095 (Temporary Uses and Events); WC 16.04.100, 2Cii (Accessory Buildings); WC 16.04.180, Figure 2 (Use List); and WC 16.04.220, C Step 2, A (Primary Plat Approval) of the Westfield-Washington Township Zoning Ordinance.

Todd reviewed the history of the amendments, which is a series of quick fixes and relatively minor changes to the Zoning Ordinance..

Skelton highlighted the issue raised by Horkay at the last meeting regarding the minimum setback distance for accessory buildings. He stated that there is no right answer to this issue, but recommend not allowing storage sheds on the property line, however.

Horkay responded that he believes 2.5 feet is a better side yard setback than the proposed 5 feet.

Hoover stated that he would not have a problem changing the side yard setback from 5 feet to 2.5 feet.

Spoljaric stated that she is fine with changing it to 2.5 feet.

Horkay suggested this apply to side and rear setbacks.

Degnan stated that the zoning ordinance needed to be cleaned up. He also discussed the difference between permitted uses and special exceptions.

Motion to send 1102-ZOA-02, as amended regarding the setbacks for accessory structures, to the Westfield City Council with a favorable recommendation.

Motion: Horkay; Second: Hoover; Vote: 7-0

COMMISSION COMMENTS

Tolan asked for an update on 1001-PUD-01.

Skelton stated that staff has not received any new information on this project. He added that he would have an update at the next meeting.

CITY COUNCIL LIAISON

Hoover stated that the sign ordinance forwarded from the Commission to Council had a couple of minor issues and was being modified before the Council would vote on it. He stated that it is unclear, at this point, if the changes would send the ordinance back to the Commission or not.

ADJOURNMENT (8:02 p.m.)

Approved (date)

President, Robert Smith, Esq.

Vice President, Cindy Spoljaric

Secretary, Matthew S. Skelton, Esq.